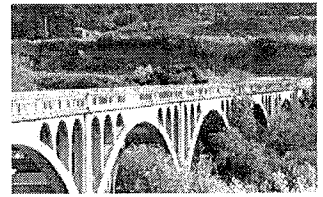


# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

### REGULAR MEETING MINUTES

**Tuesday, June 5, 2012**

7:00 P.M.

31505 Old River Road

Bonsall, California

#### 1. ADMINISTRATIVE ITEMS:

##### A. Pledge & Roll:

PRESENT: Morgan, Davis, Lintner, Zales, Rosier, Norris

ABSENT:

B. Corrections to agenda - None

C. Approval of the Minutes: May 1, 2012 Motion by Davis second by Lintner passed.

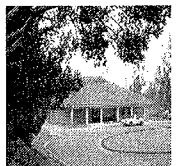
D. Public Communication on non-agenda items – None

E. Reports of Meetings: Limited discussion on North County Transit and Changes in county staff members.

#### 2. PLANNING AND LAND USE

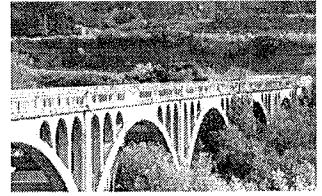
A. GPA 12-002 TM 5492 Brisa Del Mar – Motion by Norris and 2<sup>nd</sup> by Lintner 6-0-0  
The motion is very long with several elements of concern and is attached on two separate pages plus required motion sheet.

B. TPM 21190 Bautista Lot Split – First motion to approve Bautista Lot Split –  
**CONDITIONED UPON:**  
Relocation of the rip rap dissipater at the right property line to below the septic field to be consistent with County Standards.  
Second part of motion to approve requested modification of 200 foot minimum requirement and allow new private road to connect to Bautista Avenue. Both motions were made by Norris and 2<sup>nd</sup> by Lintner 6-0-0.



# BONSALL COMMUNITY SPONSOR GROUP

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- C. SP 12-001 Lilac Hills Ranch – Representative Casandra Costa attended meeting on behalf of the applicant. The submitted documents were incomplete the attached document will explain the concerns of the Bonsall Sponsor Group. This was not a voting item based on all of the missing studies, PAA and Specific Plan. At 4:43PM June 5th the Specific Plan appeared on the County web site with less than adequate time to review before the June 5<sup>th</sup> Bonsall Sponsor Group meeting at 7:00PM. Please review attachment 2 C that contains 6 sheets plus required sheet.

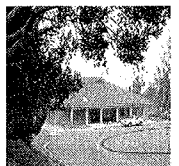
## 3. PERMITS AND VARIANCES (No items submitted for review)

## 4. COUNTY ITEMS:

Item requested for further discussion:

- C. Property Specific Requests – Chair will attend Board of Supervisors Meeting June 20<sup>th</sup> and discuss the loss of Agricultural acreage in Bonsall with additional “Property Specific Requests” and request that a “Special Study Area” of eight commercial properties in the blighted area along the old Highway 76 APNs are: 126-240-13/15/46/55/56/58/59/85 be funded and approved by the Board of Supervisors.

## 5. ADJOURNED 8:58PM





COUNTY OF SAN DIEGO  
DEPARTMENT OF PLANNING AND LAND USE: Zoning  
COMMUNITY PLANNING OR SPONSOR GROUP  
PROJECT RECOMMENDATION

PROJECT NAME: BRISA DEL MAR, REZONE & GPA

PROJECT CASE NUMBER(s): 3600-12-004 (REZ12-004), 3800-12-002 (GPA12-002)

PLANNING / SPONSOR GROUP NAME: Bonsall CSG

Results of Planning / Sponsor Group Review

Meeting Date: 6/5/2012

A. Comments made by the group on the proposed project.

PLEASE SEE ATTACHED 2 PAGE MOTION  
FIRST PART OF MOTION DENIED  
SECOND PART APPROVED

B. **Advisory Vote:** The Group ☒ Did or ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

**MOTION:**

- ☐ Approve without conditions  
☒ Approve with recommended conditions  
☒ Deny  
☐ Continue

VOTE: 6 Yes 0 No 0 Abstain

C. Recommended conditions of approval:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reported by: Margaretha Morgan Position: Chair Date: 6/5/12

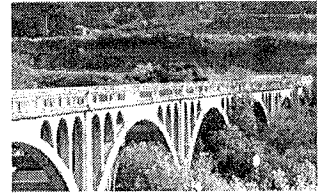
Please email recommendations to BOTH EMAILS: Project Manager listed in email (in this format):  
Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov .



DPLU-534 (01/12)

# BONSALL COMMUNITY SPONSOR GROUP

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County of San Diego Bonsall Community Sponsor Group  
Minutes of June 5, 2012 Regular Meeting

## 2. PLANNING AND LAND USE

- A. GPA 12-002 TM 5492 Brisa Del Mar –  
Motion by Norris second by Davis 6-0-0

The Bonsall Community Sponsor Group supports the following proposed Camino del Rey roadway alignments as presented by project representatives for the Brisa del Mar project.

As the alignments were for the portion of Camino del Rey which pass through the Brisa del Mar project

The irrevocable offer of dedication as shown on *Alignment Study 7 was denied* based on our community plan. Camino del Rey is a scenic roadway and creating a urban road with “straightening” does not repeat does not meet our community standards.

- a. If you have been to Bonsall on this road you know that a bike lane on both sides of this road is impossible. You are either in the creek or you need to blast boulders on the other side as well as grade and fill. *A rhetorical question I am sure but does anyone consider the natural terrain any more or is concrete and straight a ways the wave of the future? What happened to planners that support the environment?*
- b. The impacts to the strict urban curve radii lacks any imitation and does not support our community plan to preserve this and several other roads in our community. We have agreed to a lower level of service and would prefer not to have a road design that has been become a nightmare for Valley Center in Bonsall. We are being considered for Right of Way Standards grant applied by the County of San Diego DPW and were working with staff on rural road standards for Bonsall.

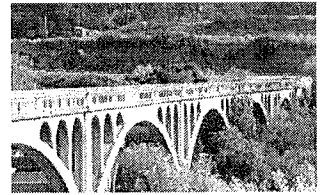
The project-specific improvement shown on *Alignment Study 6B were approved as follows:*

- a. Roadway improvements, per exceptions which locally realign and improve Camino del Rey and as depicted on concept plan 6B dated May 16<sup>th</sup> 2012 allowing for required sign-distance for travelers entering and exiting the project site;
- b. Removal and either relocation or replacement of the 5 existing oak trees which are currently located at the project entrance in order to create the required improvements for sight-distance with approval of submitted landscape plan relocating trees or replacements as depicted in the proposed landscape plan.



# BONSALL COMMUNITY SPONSOR GROUP

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- c. A bike lane location to the north side of the right of way or side of Camino del Rey (east-to-west direction of traffic);
- d. Deviation of the bike lane from the roadway at the project's southeaster most corner in order to avoid impacts to existing mature oaks in that location;
- e. Landscaping along the roadway including oak and sycamore trees located at a safe distance from the right of way per landscaping concept plan dated June 1, 2012 by Krizan & Associates;
- f. We support the request for an exception to the Light Collector standards both in the Irrevocable Offer of the Dedication as well as the proposed Project Specific Improvements. We are supporting the existing roadway alignment as it is, with tighter curve/radii. We consider the curves as "traffic calming" – slowing down traffic as the winder radii creates straighter roads which encourages speeding.

The Bonsall Community Sponsor Group has specifically conditioned the requested exceptions and strongly support the project concept of 6B.

Reported by: Margarette Morgan

Position: Chair

Date: 6/5/2012





COUNTY OF SAN DIEGO  
DEPARTMENT OF PLANNING AND LAND USE: Zoning  
COMMUNITY PLANNING OR SPONSOR GROUP  
PROJECT RECOMMENDATION

PROJECT NAME: BAUTISTA LOT SPLIT, TPM

PROJECT CASE NUMBER(s): 3200-21190 (TPM21190RPL1)

PLANNING / SPONSOR GROUP NAME: Bonsall CSG

Results of Planning / Sponsor Group Review

Meeting Date: 6/5/12

A. Comments made by the group on the proposed project.

ENERGY DISSIPATING STRUCTURE ON EAST SIDE  
OF PROPERTY SHOULD NOT BE ALLOWED AS  
IN DUMPS ON TO SEPTIC FIELD.

B. Advisory Vote: The Group ☐ Did or ☐ Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions  
☒ Approve with recommended conditions  
☐ Deny  
☐ Continue

VOTE: 6 Yes 0 No 0 Abstain

C. Recommended conditions of approval:

SECOND PART OF MOTION TO APPROVE REQUESTED MODIFICATION  
OF 200 FOOT MINIMUM REQUIREMENT AND ALLOW NEW PRIVATE  
ROAD TO CONNECT TO BAUTISTA AVENUE BOTH MOTIONS  
WERE MADE BY NORRIS 2ND BY LINTNER

Reported by: C. T. Lintner Position: J. Chair Date: 6/5/12

Please email recommendations to BOTH EMAILS; Project Manager listed in email (in this format):  
Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov .



DPLU-534 (01/12)



COUNTY OF SAN DIEGO  
DEPARTMENT OF PLANNING AND LAND USE: Zoning  
COMMUNITY PLANNING OR SPONSOR GROUP  
PROJECT RECOMMENDATION

PROJECT NAME: I-15/395 MASTER PLANNED COMMUNITY MPA

PROJECT CASE NUMBER(s): 3810-12-001 (SP12-001)

PLANNING / SPONSOR GROUP NAME: Bonsall CSG

Results of Planning / Sponsor Group Review

Meeting Date: 6/5/2012

A. Comments made by the group on the proposed project.

WE ANSWERED 1-3 BUT NOT 4 NO MATERIAL  
PLEASE SEE 6 PAGES OF MOTION/OBSERVATIONS  
ON THIS NONVOTING ITEM AS PROJECT  
DID NOT SUBMIT ANY STUDIES, PLAN, THE  
SPECIFIC PLAN, 443 PM ON 6/5/2012

B. Advisory Vote: The Group ☐ Did or ☒ Did Not make a formal recommendation, approval or denial on the project at this time. <sup>ARRIVED VIA EMAIL</sup>

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions  
☐ Approve with recommended conditions  
☐ Deny  
☒ Continue

VOTE: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain

C. Recommended conditions of approval:

Reported by: Margaret Morgan Position: Chair Date: 6/5/2012

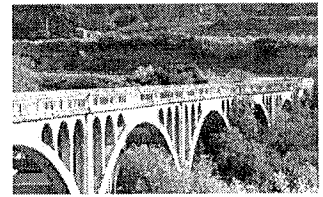
Please email recommendations to BOTH EMAILS: Project Manager listed in email (in this format):  
Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov



DPLU-534 (01/12)

# BONSALL COMMUNITY SPONSOR GROUP

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County of San Diego Bonsall Community Sponsor Group  
Minutes of June 5, 2012 Regular Meeting

## 2. PLANNING AND LAND USE - Attachment 2C

### C. SP 12-001 Lilac Hills Ranch

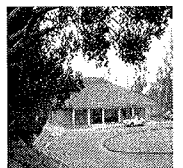
***We are addressing items 1-3 for this project as stipulated in the project review sheet submitted by the County of San Diego.*** We have received only a limited number of tentative maps and scant project description documentation. Item 4 requires access to several technical reports, which have not been received by the Bonsall Sponsor Group. So I have taken the opportunity to submit what I currently know about this project through the limited material submitted to our community planning group and show the incompatibility of this project in the proposed area of Bonsall.

The submitted material for the Lilac Hills Ranch project is inconsistent with the Bonsall Community Plan and it also violates all of the Guiding Principles of the San Diego County General Plan.

The submittal can not be completely considered at this time without further documentation such as the PAA, as well as all of the studies normally associated with a project of this size. We did have a very late 4:43PM on June 5<sup>th</sup> submittal of the Specific Plan the evening of our Sponsor Group meeting which was held, at 7:00 PM. which did not allow us any time to review prior to the meeting.

The limited documentation states that it proposes to change 608 acres currently designated as semi-rural 2, 4, and 10 du/ac to 2.9 du/ac in Bonsall or 7 dwellings per acre. This part of Bonsall has always been single family dwellings orientated with agricultural and was approved by the Board of Supervisor and included in the General Plan and the Bonsall Community Plan. This project if allowed will destroy the semi rural texture of this part of our community. As this project overlaps between two planning group boundary's Bonsall and Valley Center we are jointly showing concern for this projects impact in both planning groups.

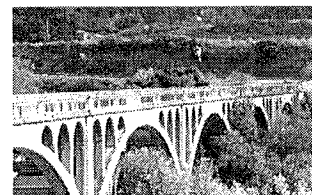
As this project was not listed for inclusion in the San Diego County General Plan, the SANDAG regional plan or any other document it appears that no previous attempt for inclusion was ever made. It is an isolated project without employment opportunities and public transit. All existing schools are between 5 and 14 miles away which will take between 12 to 30 minutes for each family to bring their kids to school creating more Traffic on two lane windy roads. As Lilac Road in this area is still classified in our Bonsall Community Plan as a scenic road we are not at all supportive of reclassifying or changing this road into urban roadways standards.





# BONSALL COMMUNITY SPONSOR GROUP

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The location, size and density of this project are extending sprawl, or urban development into the semi-rural, agricultural portions of the county thus impacting agricultural of adjacent property owners. The impact on existing neighbors of the grading of 4,400,00 cubic yards of dirt, filling in valleys and digging into hillsides sublimates the importance of prime, unique and local agricultural lost with this project. Mass grading for any project is not supported by the Bonsall Community Plan. As this area like many others in the area will have large rocks and granite blasting will be required.

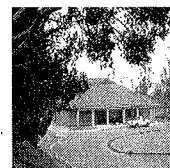
As the studies for this part of the project are not submitted we can't support leveling of the land which is also described in the Bonsall Community Plan. Our plan calls for the using the existing land form and building to fit the existing topography. Please review Goal and Policy of Community Plan regarding this item.

## SAN DIEGO COUNTY GENERAL PLAN

The location, size, and proposed densities violate the General Plan in the following areas:

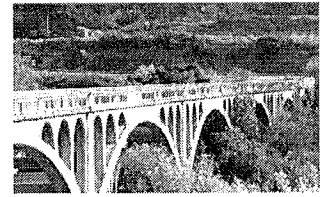
The guiding principles are designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It further states in the general plan the need for adequate infrastructure, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space.

The general plan directs future growth in the unincorporated areas of the County for a projected capacity that will accommodate more than 232,300 existing and future homes. As the growth is targeted to occur primarily in the western portions of the unincorporated County where there is the opportunity for additional development. It shifts 20% of the future growth from eastern backcountry areas to western communities. The Bonsall Community has taken a very large hit in the new General Plan by having a 57% increase in our population count with the new General Plan. This project would increase our population to 63% over and above our current population. With all of the specific requests for additional density we could easily be in the 100 percent increase population count. This project would be a huge impact on our community and does not support the guiding principal of the County's General Plan to maintain and preserve each unique community within the County while preserving agriculture and open space. This plan will turn Bonsall into an adjunct of Orange County. Bonsall has supported more than its reasonable share of the projected regional population growth noted in the General Plan, and the Property Specific Requests. We are sure lot by lot exceptions will change Bonsall forever into a city of roof tops and not a tree or horse will remain if projects like this are allowed to go forward.



# BONSALL COMMUNITY SPONSOR GROUP

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## GLOBAL CLIMATE CHANGE: AB 32 Compliance

The project does not reduce gasoline consumption and the predominance of buildings and concrete play a significant role in affecting greenhouse gases. How will this project reduce greenhouse gasses with its current dwelling count of 1746 houses on 608 acres?

## PROTECTING OUR AGRICULTURE

As we have stated in past correspondence to the county the three driving forces in our community plan are Estate Lots, Agriculture and the Equestrian way of life are what is germane to Bonsall. This project does not support any of the three main guiding principles that drive the Bonsall Community Plan.

Guiding Principal 3 of the San Diego County General Plan states as the County continues to grow, it is critical that development be located, scaled, and designed to retain and enhance the qualities that distinguish it as a community. How does 7 dwellings per acre in a community that has the majority of its lots designated as estate lots compare or become compatible with the Bonsall Community Plan? This project does not “fit” with the community plan or the general plan with this and needs to be re-designed or abandoned or outright denied.

## BONSALL COMMUNITY PLAN

When we as a community created our Community Plan we were given a set of guidelines that stated we were to define the high density growth within the Village Boundary and that was where high density development should be directed.

As integral components of County of San Diego General Plan, it is stated that Community Plans have the same weight of law and authority in guiding physical development. Community Plans, adopted as an integral parts of the County of San Diego’s General Plan, are policy plans specifically created to address, characteristics, within the unincorporated County.

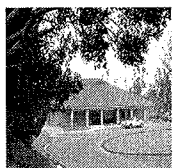
## LAND USE GOAL OF THE BONSALL COMMUNITY PLAN

Goal LU 1.1 A unique balance of the Bonsall rural agriculture, estate lots, ridgeline, equestrian uses and open space land uses within the community include open space and low density buffers that separate the community from adjacent cities and unincorporated communities and new development that conserves natural resources and topography.

Policy LU-1.1 Require development in the community to preserve the rural qualities of the area, minimize traffic congestion, and to not adversely affect the natural environment.

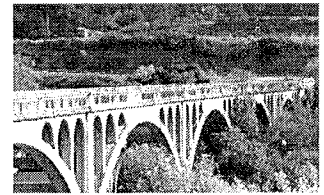
Policy P LU-1.1.2 Maintain the existing rural lifestyle by continuing the existing pattern of residential, equestrian and agricultural uses within the Bonsall Community Plan area.

Policy LU1.1.3 Require development to be sensitive to the topography, physical context and community character of Bonsall.



# BONSALL COMMUNITY SPONSOR GROUP

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## COMMUNITY GROWTH POLICY

Goal LU-2.1 Development that centers inside the core Village in Bonsall and discourages spot development outside that area

Policy LU-2.1.1 Encourage development inside the Village boundaries which are centered around the Mission Road/Olive Hill Road and SR-76 Intersections.

## RESIDENTIAL LAND USE

Estate Lot residential development that provides adequate housing opportunities for all residents while maintaining and enhancing the existing rural atmosphere of the community.

Policy LU 3.1.2 Require subdivision design to minimize adverse impacts to community character, or to the environment, and to mitigate any impacts from other constraints on the land that could not be avoided. Require mitigation actions to remain within the plan area.

Policy LU 3.1.3 Buffer residential areas from incompatible activities which create heavy traffic, noise, dust, unsightly views or from incompatibility with surrounding environment

Policy LU – 3.1.4 For proposed major subdivision, require open space easements that first are considered for agricultural or equestrian needs of the Bonsall Community.

Policy LU-3.1.5 Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts. Encourage screening to visually shield all structures, including the use of vegetation, as well as appropriate and varied building materials.

Policy LU 4.1.7 Discourage incompatible land uses on areas of agricultural use and land suitable for agricultural usage.

## COMMUNITY CONSERVATION AND PROTECTION

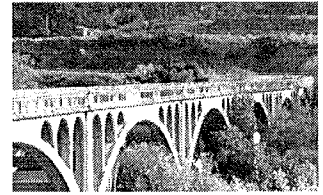
Issue LU-5.1 The following policies shall govern all discretionary permit application involving residential development within the Bonsall Community Plan. The intent of these policies is to set a minimum baseline for residential projects within the Plan area in terms of community character and visual impacts and these policies. In many cases, requirements in addition to those set forward are necessary and applicable on a site-specific basis.

Each policy addresses a characteristic of slope or soil type which acts as a constraint to development. For each constraint that a particular project site contains, the project must offer a compensating benefit, designed to ameliorate the immediate impacts of the project and provide overall benefits to the community. These benefits are of two types: limitations on grading for residential building pads, and dedications of natural open space easements, agriculture or equestrian easements over certain areas on the site. Limitations on pad grading provide benefits in terms of visual impacts, reduced storm runoff, and reduced removal of soil in rocky areas which are difficult to re-vegetate.



# BONSALL COMMUNITY SPONSOR GROUP

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Policy LU-5.1.2 Require grading to be contoured to blend with natural topography, rather than consist of straight edges.

Policy LU 5.1.3 Minimize grading to preserve natural landforms, major rock outcroppings and areas of existing mature trees. Integrate hillside development with existing topography and landforms.

Policy LU 5.1.4 Restrict, to the maximum extent feasible, extensive grading for development projects in areas with slopes that are 20% or greater in order to preserve and protect the environment, and to lessen grading erosion.

Policy LU 5.1.5 Require development on slopes to be stepped to follow and preserve topography to the maximum extent feasible.

Policy LU 5.1.5 Minimize cut and fill grading for roads and access way to the absolute minimum necessary.

Goal LU 5.2. The preservation of groundwater resources, community character and protection of sensitive resources in the Bonsall Community Planning Area.

Policy LU 5.2.1 Require lot sizes indicated on the Land Use Map, without clustering or lot averaging, for semi rural 4 and higher densities or Four acres for semi rural 10 and lower densities.

Implementation LU-5.2.1 Zoning Ordinance

Example: semi Rural 2, 1 du/2 acres indicates a lot size of 2 acres.  $2 \text{ acres} \times 50\% = 1 \text{ acre}$  minimum lot size..This information is located on Page 26 of the Bonsall Community Plan.

## CIRCULATION AND MOBILITY

Policy CM 1.1.6 Minimize the use of cul-de-sacs in the Bonsall CPA and require new subdivisions to provide local connectivity by providing linkages for long-term circulation improvement.

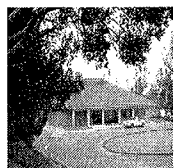
## CONSERVATION AND OPEN SPACE

Agricultural soils and production

Goal

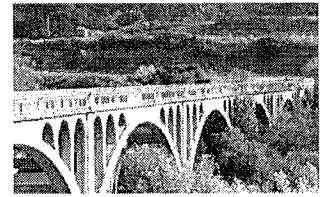
COS 1.2 The continuation of agriculture as a prominent use throughout the Bonsall community.

Policy COS 1.2.1 Encourage the protection of areas designated for agricultural activities from scattered and incompatible urban intrusions, along with the provision of greenbelt/buffers between agricultural zoning and urban zoning.



# BONSALL COMMUNITY SPONSOR GROUP

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## CONCERNS AND COMMENTS:

With the Bonsall Community Plan Goals and Policies as previously stated this project has not been designed with the Bonsall Community Plan in mind. This project does not support agriculture, open space, buffering between communities, circulation linkages with no cul-de-sacs, minimize cut fill, mass grading, preserve topography, does not place density in the village core, no connectivity to transportation/infrastructure lacking for a walkable community and it severely impacts Lilac Road as a Bonsall scenic roadway. The Bonsall Sponsor Group has a problem trying to understand why the project has been proposed in this location and the incredible size of project without a General Plan Amendment Report no detailed tentative map for the entire property, but a master tentative map that provides no detail about how this "city" will be developed.

This is an 800% up-zone in density for the area and would require a number of Principles, Goals and Policies in the General Plan to be changed. This by any other name is a "leap-frog" development and not planned growth in accordance with the General Plan.

This project show a complete disregard the Community plans of Bonsall and Valley Center one wonders why a project that is comparable to moving a magnitude of earth the size of Hoover Dam and with enough concrete to build a four-foot wide sidewalk around the Earth at the equator why is a project the size of the City of Del Mar being considered for this location?.

Bonsall is mightily concerned with issues such as water, sewage, schools, fire protection, roads, traffic and the rest of the incomplete plan. If this project is to be built out in phases as has been presented how will construction traffic deal without having a required secondary access and what will be the impact on the Bonsall designated in scenic two lane Lilac Road? This issue of redesigning Lilac Road and changing our community roads to fit this project is not acceptable.

Reported by: Margarette Morgan   Position: Chair   Date 6/5/2012

